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**CITY OF ELKHORN COMMON COUNCIL  
MEETING MINUTES  
June 4, 2018  
COUNCIL CHAMBERS, 9 S. BROAD ST., ELKHORN, WI 53121**

The Common Council meeting was called to order by Mayor Reynolds at 5:30 p.m. in the Council Chambers followed by the Pledge of Allegiance.

**ROLL CALL**

Present: Mayor Howie Reynolds, Aldermen Tim Shiroda, Frank Boggs, Bruce Lechner, Karel Young, Scott McClory, Tom Myrin

Others present: City Administrator Sam Tapson, Attorney Ward Phillips, Finance Director James Heilman, City Clerk Cairie Virrueta, Police Chief Joel Christensen, Utility Director John Murphy, DPW Manager Matthew Lindstrom, Fire Chief Rod Smith, Rec Director Wendy Meyer, Ken Meinel, Kellen Olshefski, Philip Cosson, Chris Clapper, other interested persons

**Mayor Reynolds moved the following items forward on the agenda and asked Philip Cosson of Quarles and Brady to speak on the borrowings**

Philip Cosson said there are two series of bonds the City is obtaining, one is taxable and one in tax exempt. The City received the bids for the bonds today and the City received good responses. The City's rating is Aa3, which is excellent. The taxable bond received three bids and the tax exempt received six bids, of which is typical for these types of bonds. The winner bidder for the \$3,660,000 taxable bonds offered a premium which downsized the amount to borrow to \$3,605,000.

**NEW BUSINESS**

**Resolution No. 18-13 Awarding the Sale of \$5,810,000 General Obligation Corporate Bonds, Series 2018A**

***Motion (Myrin/McClory) to approve Resolution No. 18-13 Awarding the Sale of \$5,810,000 General Obligation Bonds, Series 2018 A. Roll call vote: Shiroda, yes; Boggs, yes; Lechner, yes; McClory, yes; Myrin, yes; Young, yes. Motion carried.***

**Resolution No. 18-14 Awarding the Sale of \$3,660,000 Taxable General Obligation Community Development Bonds, Series 2018B**

***Motion (Lechner/Myrin) to approve Resolution No. 18-14 Awarding the Sale of \$3,605,000 General Obligation Community Development Bonds, Series 2018 A. Roll call vote: Shiroda, yes; Boggs, yes; Lechner, yes; McClory, yes; Myrin, yes; Young, yes. Motion carried.***

**PUBLIC COMMENT**

Jeffrey Erikson with WVA spoke in support of the rezone and CUP for the former Sentry building. Patty Kenney spoke in support of the rezone and CUP. Arnold Arnetta, Burlington, sales manager for WVA spoke in favor of the rezone/CUP. Dana Kelnhofer, 635 N. Broad St., spoke in support of the rezone/CUP. Gary Dunham, real estate agent for the sellers, said the building did receive another offer, the offer was countered and there was no response. Gary Witte, Lake Geneva, spoke in favor of the rezone/CUP. Eric Helber, Waterford, is WVA's architect and said the company has high quality buildings; he is in favor of the rezone/CUP.

**COUNCIL MINUTES**

***Motion (Shiroda/Boggs) to approve the minutes of the May 21, 2018 Common Council meeting. Voice vote, all approved, motion carried.***

## REPORT OF CITY OFFICERS

### Mayor's Report

#### **Appointment of Amy Kruse to Police and Fire Commission**

***Motion (McClory/Lechner) to approve Amy Kruse to the Police and Fire Commission. Voice vote, all approved, motion carried.*** Alderman McClory said Kruse served honorably as president of the MML Board and she will be an excellent fit for the commission.

### Finance Director

#### **2017 Audit Report**

Finance Director Heilman handed out the 2017 Audit Reports to the City and reviewed some of the information contained in the report. Revenues exceeded expectations, special revenues show slight increases and utilities are operating well. ***Motion (Myrin/Young) to approve the 2017 Audit Report. Voice vote, all approved, motion carried.***

#### **Engagement of Quarles & Brady as Bond Counsel**

Finance Director Heilman said Quarles & Brady provides independent counsel to the City for its borrowings and assures all paperwork is done and legal. ***Motion (McClory/Boggs) to approve Quarles & Brady for the City's two borrowings in the amounts of \$11,250 and \$8,075. Roll call vote: McClory, yes; Boggs, yes; Shiroda, yes; Lechner, yes; Myrin, yes; Young, yes. Motion carried.***

### City Administrator's Report

#### **Babe Mann Planning Process**

Administrator Tapson said the approach to planning Babe Mann Park needs to change as the Rec Advisory Board has a hard time meeting due to lack of a quorum. A survey will be sent to the advisory board, Council and City staff. The results will be used by Teska to develop concepts for the park. Alderman McClory wanted to know if a schedule had been developed; Administrator Tapson said a schedule has been created although it is a bit off due to the missed advisory board meeting.

## COMMITTEE REPORTS

### Financial and Judicial

#### **Discussion on adding Emergency Vehicle Pre-emption system to STH 67 improvement project**

This is in the discussion phase.

#### **Recommendation to amend E&M Development's Development Agreement**

Alderman Myrin said the committee recommended titling some of the lots to E&M so it can get an improved borrowing position. ***Motion (Myrin/Shiroda) to approve amending the Development Agreement subject to City Attorney review. Voice vote, all approved, motion carried.***

## UNFINISHED BUSINESS

### Rezoning/Conditional Use Permit: Wisconsin Vision Associates:

#### **Consideration and possible action on Plan Commission recommendation to approve rezone of former Sentry property from B2 Community Business to B5 Highway Business**

Alderman Shiroda asked if the property is rezoned and it is decided the use of the building should change, will it make a CUP difficult because of ACT 67; Administrator Tapson said the City sets the standards for CUP. ***Motion (McClory/Myrin) to rezone former Sentry property from B2 to B5. Roll call vote: McClory, yes; Myrin, yes; Boggs, no; Lechner, no; Young, no; Shiroda, no. Motion failed.***

**Consideration and possible action on Plan Commission recommendation to deny Conditional Use Permit for the re-purposing of former Sentry building to house a warehouse/distribution facility**

Since the previous agenda item failed, there was no need to vote on this.

**ADJOURN**

***Motion (Shiroda/Boggs) to adjourn at 6:25 p.m. Voice vote, all approved, motion carried.***

Cairie L. Virrueta  
City Clerk

**Approved 06/18/18**